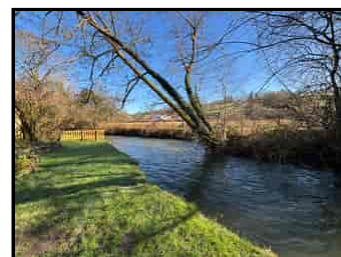


*A deceptive traditional Welsh cottage bordering the River Clettwr with lovely well kept gardens.  
Pontsian, West Wales*



**Aberglasne, Pontsian, Llandysul, Ceredigion. SA44 4UN.**

**£299,950**

**REF: R/4540/LD**

\*\*\* A cottage delight - A deceptive and traditional Welsh cottage in a private riverside location \*\*\* Character 3 bedroomed, 2 bathroomed three storied accommodation \*\*\* Well presented and retaining many of its original character features \*\*\* Oil fired central heating and UPVC double glazing \*\*\* Private and picturesque location bordering the River Clettwr \*\*\* Sought after rural position - Close to the Coast and Country

\*\*\* Extensive and generous level lawned garden being landscaped and providing tranquil countryside experience \*\*\* Detached two storied outbuilding (suiting an annexe subject to consent) - Currently a workshop \*\*\* Fully enclosed garden being well stocked with a range of mature shrubs and trees and enjoying views over the Village of Pontsian \*\*\* Tarmacadamed/gravelled driveway located to the side of the property

\*\*\* The property provides the perfect Family home or for those seeking the country life \*\*\* A highly sought after property and location \*\*\* Local shop within 1 mile property \*\*\* 4 miles from Llandysul and a 15 minute drive to the Cardigan Bay Coast \*\*\* Contact us today to view - Viewings highly recommended



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4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
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**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

Well situated on the outskirts of the popular picturesque Village of Pontsian, with a good range of local amenities including Village Hall and Places of Worship, some 4 miles distant from the Teifi Valley Market Town of Llandysul, 7 miles distant from the University and Market Town of Lampeter and only a 15 minute short drive to the Ceredigion Heritage Coastline at New Quay.



## GENERAL DESCRIPTION

A deceptive and character Welsh cottage enjoying a fine rural setting on the outskirts of the Village of Pontsian. The property offers 3 bedroomed accommodation split over three floors. It enjoys a riverside location with an extensive garden and a useful detached two storied workshop. The property benefits from oil fired central heating and double glazing.

A traditional cottage being close to the Coast and Country. Viewings are highly recommended.



## THE ACCOMMODATION

The accommodation at present offers more particularly the

following.

## RECEPTION HALL

With a half glazed front entrance door, original stripped wooden flooring, tongue and grove walls, staircase to the first floor accommodation.



## LIVING ROOM

14' 4" x 10' 5" (4.37m x 3.17m). With an open fireplace with a decorative surround incorporating a cast iron multi fuel stove on a slate hearth, two radiators.





## LIVING ROOM (SECOND IMAGE)



## LIVING ROOM (THIRD IMAGE)



## GROUND FLOOR BEDROOM 3/SNUG/OFFICE

9' 5" x 7' 6" (2.87m x 2.29m). With exposed stone walls, open fireplace (currently closed), radiator.



## EN-SUITE BATHROOM

Having a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator.



## LOWER GROUND FLOOR

### KITCHEN/DINER

22' 3" x 13' 5" (6.78m x 4.09m) in total.

### KITCHEN AREA

A cottage style fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, integrated Belling electric oven and hob with extractor hood over, plumbing and space for automatic washing machine, integrated fridge, Mistral oil fired central heating boiler, radiator.





## KITCHEN AREA (SECOND IMAGE)



## DINING AREA

With staircase to the ground floor accommodation with understairs storage cupboard, original quarry tiled flooring, radiator, open stone fireplace housing the oil fired Rayburn Range, alcove shelving, picture window enjoying fantastic views over the garden, the River Clettwr and the fields beyond, half glazed rear entrance door to the garden area.



## DINING AREA (SECOND IMAGE)



## FIRST FLOOR

### LANDING AREA

With picture window with views over the River Clettwr, access to the loft space.



### LANDING AREA (SECOND IMAGE)



### PRINCIPAL BEDROOM 1

14' 3" x 10' 6" (4.34m x 3.20m). With radiator.





## BEDROOM 1 (SECOND IMAGE)



## SHOWER ROOM

With an in-built power shower unit with double headed shower, low level flush w.c., modern double door vanity unit with a ceramic wash hand basin with mixer tap, vanity cupboard.



## BEDROOM 2

14' 6" x 7' 5" (4.42m x 2.26m). With radiator.



## EXTERNALLY

### OUTBUILDING

A two storied outbuilding offering great potential to be converted to offer as an annexe, overflow accommodation or as a holiday let business (subject to the necessary consents being granted by the Local Planning Department of Ceredigion County Council). It enjoys fine views over the garden, the River Clettwr and the Village beyond.



### OUTBUILDING (SECOND IMAGE)



### GROUND FLOOR WORKSHOP

27' 0" x 10' 8" (8.23m x 3.25m). With double glazed patio doors to the garden area. No Electricity or Water Connected.





## WORKSHOP - FIRST FLOOR

No Electricity connected

## ROOM 1

10' 6" x 10' 6" (3.20m x 3.20m). With double aspect windows overlooking the garden, side entrance door, laminate flooring.



## ROOM 2

11' 5" x 10' 6" (3.48m x 3.20m). With double doors opening onto a Juliet balcony with views over the River Clettwr, laminate flooring.



## GARDEN

A particular feature of this property is its extensive fully enclosed and private garden area bordered by the delightful River Clettwr which is known to have Trout, Brown Trout, Sewin and also Salmon. The garden is extremely well maintained by the current Vendors and is laid mostly to lawn with various patio areas, flower and shrub beds providing fantastic colour all year round.

We are informed by the Vendors that the property benefits from private fishing rights off the concrete jetty that runs alongside the garden.

Aberglasne offers an unique and tranquil country setting and is located on the fringes of the popular Village Community of Pontsian. A sought after country cottage which doesn't come to the market often. It offers privacy yet convenience.







**BORDERING RIVER CLETTWR**



**PARKING AND DRIVEWAY**



A gravelled and tarmacaded parking area gives parking for up to three vehicles.



**FRONT OF PROPERTY**





## VIEW TO FRONT



oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations and having good Broadband facilities.

## AERIAL VIEW



## AGENT'S COMMENTS

A sought after country cottage in a delightful riverside setting.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property: 'C'.

## MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

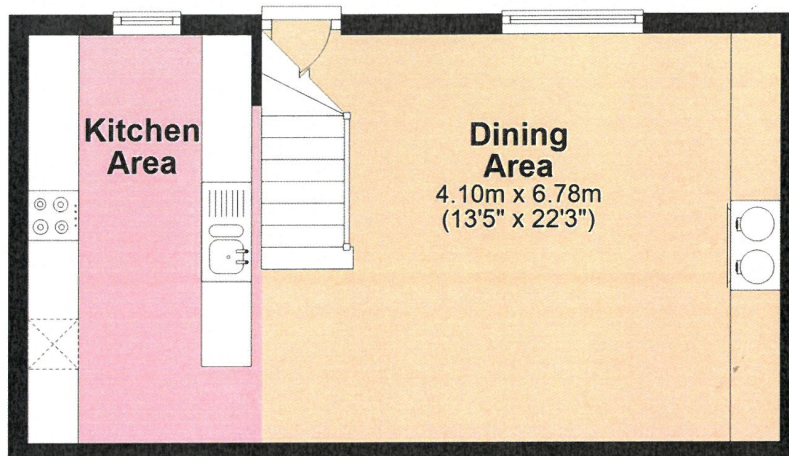
## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage,



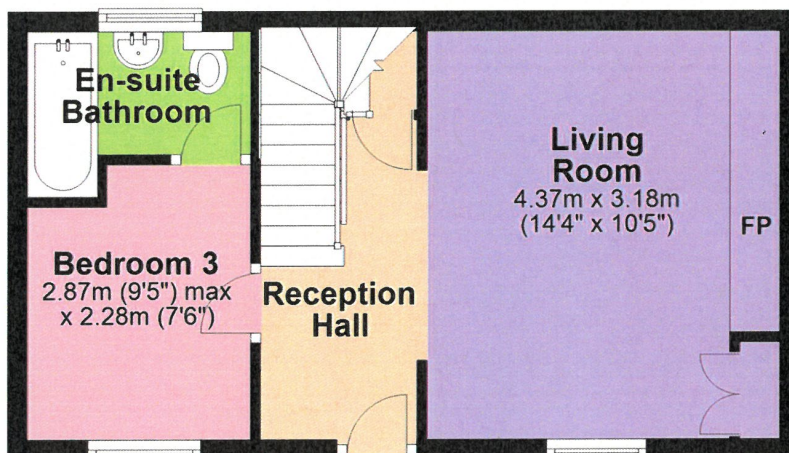
## Lower Ground Floor

Approx. 30.9 sq. metres (333.0 sq. feet)



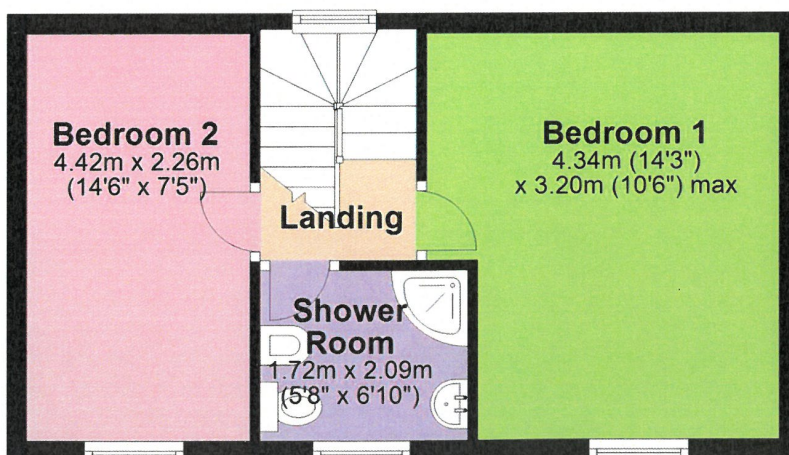
## Ground Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



## First Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



Total area: approx. 94.6 sq. metres (1018.0 sq. feet)

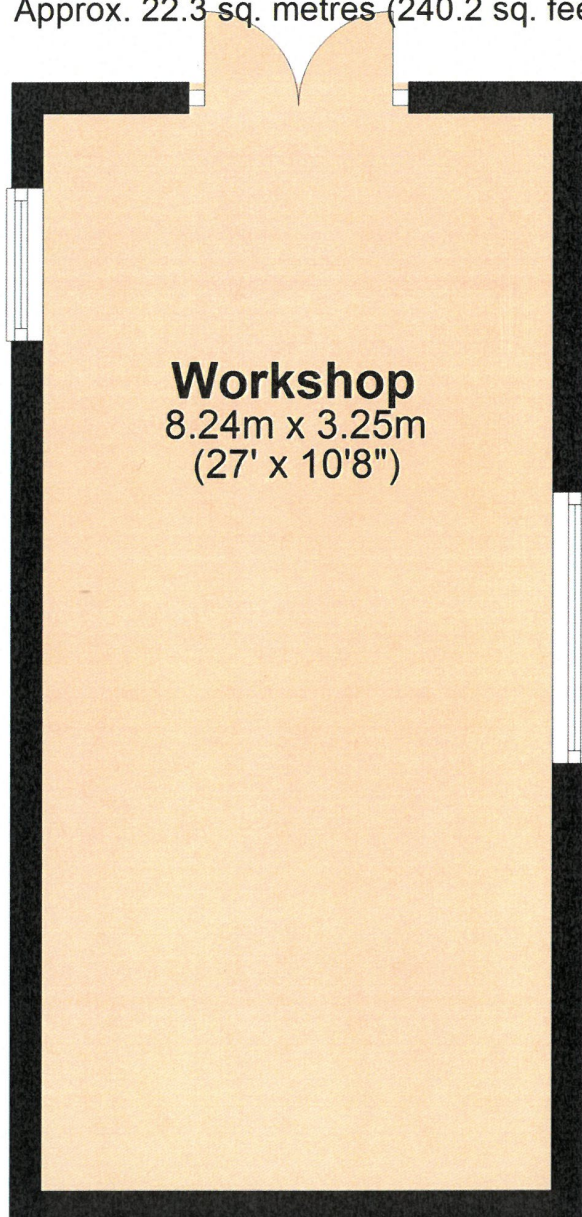
The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Aberglasne, Pontsian, Llandysul**



## Lower Ground Floor

Approx. 22.3 sq. metres (240.2 sq. feet)



## Ground Floor

Approx. 21.7 sq. metres (233.5 sq. feet)



Total area: approx. 44.0 sq. metres (473.7 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Annexe Aberglasne, Pontsian, Llandysul**







**Council Tax:** Band C

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (48)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

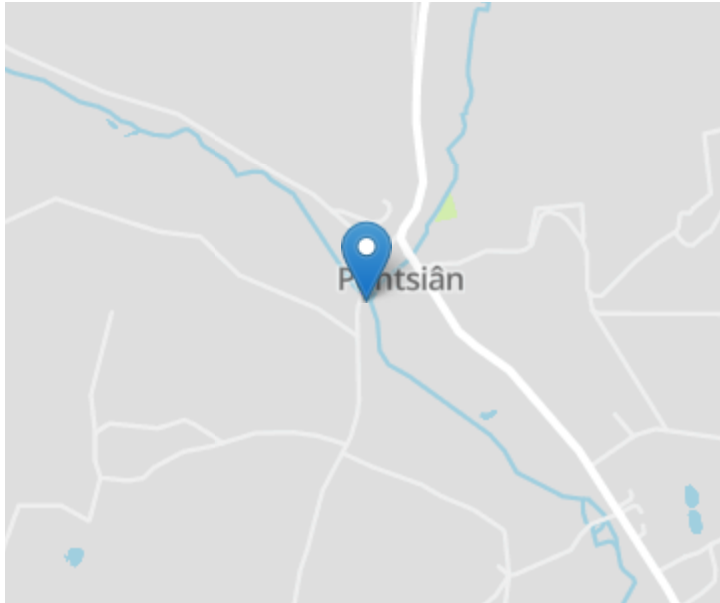
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**  
No

**The existence of any public or private right of way?** No





## Directions


From our Lampeter Office take the A475 Newcastle Emlyn road. Continue through the Villages of Llanwnnen, Drefach and Cwmsychpant. Continue down the hill to Rhydowen. Turn right at the square towards Pontsian. On reaching the main square in Pontsian (with the former Shop in front of you) turn left and continue on this road for a further 200 yards. As you head over the bridge the property will be the second on your left hand side, as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
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